



📍 4 Clapcote Cottages, Grittleton, SN14 6AS

🔗 Offers In Excess Of £675,000

A beautifully presented four bedroom semi-detached period cottage, occupying a circa 0.25 acre plot, with off-road driveway parking, and large rear garden with home office; superbly positioned with views over the neighbouring countryside, close to the highly sought after village of Grittleton.

- Large Semi-Detached Period Home
- Circa 1800 sq ft of Extended Accommodation
- Spacious & Versatile Living Arrangements
- Warming Blend of Character and Modern Fittings, High Ceilings Throughout
- Four Bedrooms, Two Bathrooms
- Three Reception Rooms
- Large Rear Garden with Home Office / Studio
- Off-Road Driveway Parking
- Underfloor Heating to Bathrooms
- Highly Sought After Village, Countryside Views

🏠 Freehold

🏠 EPC Rating D



A thoughtfully extended and well-presented four bedroom semi-detached cottage, superbly located a short distance from the highly reputable and sought after village of Grittleton. With an attractive natural stone elevation, the property offers upgraded accommodation that blends modern finishes with inherent character such as high ceilings and original fireplaces, and benefits from countryside views, and a fantastic 0.25 acre plot.

The spacious accommodation is arranged over two levels, and briefly comprises; entrance hall, sitting room with french doors and wood burner, modern fitted kitchen / breakfast room with granite work surfaces and solid oak cupboard doors and lantern roof light, dining room, study, cloakroom, and utility / boot room, on the ground floor.

Upstairs, there are four well proportioned bedrooms, complemented by a family bathroom with separate shower cubicle and en-suite shower room to the principal bedroom - both with underfloor heating.

Externally there is a large rear garden, measuring at circa 0.25 acres, which is laid predominantly to lawn, with a large sandstone patio terrace, and fantastic home office / studio which benefits from power, high-speed data connection, insulation, double-glazing and wifi-controlled heating. There is off-road driveway parking to the front.

Further benefits include:  
Newly replaced bunded oil tank

#### **Situation**

Grittleton is a highly sought after picturesque village located in the South Cotswolds. The village centres around a Grade II Listed country house, Grittleton House, which is now a popular independent school and function venue. The village also boasts a popular public house, The Neeld Arms, a Church and active village hall where many community activities take place. Further amenities are available in neighbouring villages and the larger market towns of Chippenham and Malmesbury. There are good road links to include easy access to Junctions 17 and 18 of the M4. London Paddington reachable from Chippenham in around 70 minutes.

#### **Property Information**

Council Tax Band; E

Freehold

Mains Water & Electricity

Oil Fired Central Heating

EPC Rating; TBC

Gigabit Broadband Available



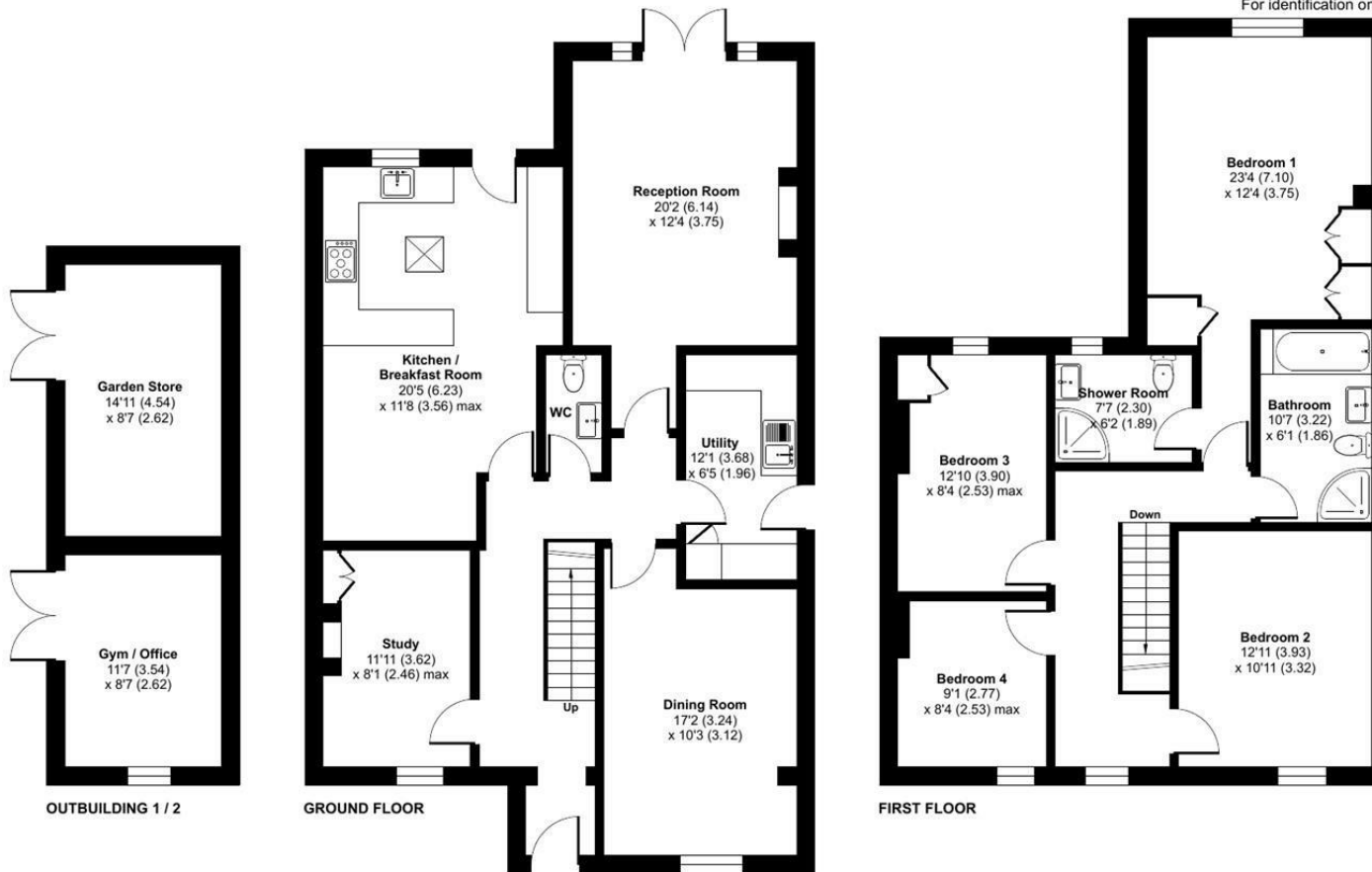
# Clapcote Cottages, Grittleton, Chippenham, SN14

Approximate Area = 1794 sq ft / 166.6 sq m

Outbuildings = 228 sq ft / 21.1 sq m

Total = 2022 sq ft / 187.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1411266

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